



# FRUITA

COLORADO

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## AGENDA ITEM COVER SHEET

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**TO:** FRUITA CITY COUNCIL AND MAYOR

**FROM:** PLANNING & DEVELOPMENT DEPARTMENT

**DATE:** NOVEMBER 2, 2021

**RE:** **ORDINANCE 2022- 05, FIRST READING – AN INTRODUCTION OF AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 13.9 ACRES OF PROPERTY LOCATED AT PARCEL #2697-164-00-050 TO A COMMUNITY RESIDENTIAL (CR) ZONE FOR PUBLICATION OF PUBLIC HEARING ON JANUARY 4, 2022.**

### **BACKGROUND**

This is a request for approval to zone approximately 13.9 acres of property to Community Residential (CR). The subject property is currently vacant and zoned in the County as Agricultural, Forestry, and Transitional (AFT).

The applicant is requesting a Community Residential (CR) zone. The first step in the process to zone a property outside the city limits, is annexation. Once the subject property has been annexed into the City Limits, zoning the property must take place within 90 days.

The CR zone is primarily a single-family residential zone. The density (4-8 dwelling units per acre) associated with this zone district should be compatible with future residential development as supported by the Future Land Use Map and supporting documents within the Comprehensive Plan.

At their October 12, 2021, public meeting, the Planning Commission recommended approval of the zoning request by a vote of 5-0 to the Fruita City Council. No public comments were received at this Planning Commission meeting nor have there been any written public comments received by Staff at this time.

### **FISCAL IMPACT**

There is no fiscal impact to the City of Fruita for zoning property.

### **APPLICABILITY TO CITY GOALS AND OBJECTIVES**

This property is within the Urban Growth Boundary and is recommended through the Future Land Use Map contained in the Fruita Comprehensive Plan (The City's Master Plan) as being zoned Community Residential (CR).

#### **OPTIONS AVAILABLE TO COUNCIL**

1. Publish a synopsis of Ordinance 2022-05, An introduction of an Ordinance amending the official zoning map of the City of Fruita by zoning approximately 13.9 acres of property located at Parcel #2697-164-00-050 to a Community Residential zone for publication of public hearing on January 4, 2022.
2. Deny Ordinance 2022-05.

#### **RECOMMENDATION**

It is the recommendation of staff that the Council by motion:

**PUBLISH A SYNOPSIS OF ORDINANCE 2022-05 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 13.9 ACRES OF PROPERTY LOCATED AT PARCEL #2697-164-00-050 TO A COMMUNITY RESIDENTIAL (CR) ZONE FOR PUBLICATION OF PUBLIC HEARING ON JANUARY 4, 2022.**

**ORDINANCE 2022-05**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 13.9 ACRES OF PROPERTY LOCATED AT PARCEL #2697-164-00-050 TO A COMMUNITY RESIDENTIAL (CR) ZONE.**

**WHEREAS**, the subject property is shown and described in attached Exhibit A which was recently annexed to the City of Fruita by Ordinance, and

**WHEREAS**, a public hearing will be held by the City Council on January 4, 2022, for the zoning request, and

**WHEREAS**, the requested zone is consistent with the city's goals and policies including the city's Master Plan.

**WHEREAS**, the requested zone meets the approval criteria of Section 17.13.060 of the Fruita Land Use Code that must be considered for an Amendment to the Official Zoning Map (rezone).

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA COLORADO AS FOLLOWS:**

**THAT** the Official Zoning Map adopted pursuant to Section 17.07.012 of the Fruita Land Use Code is hereby amended and that the subject property shown and described on the attached Exhibit A, containing approximately 13.9 acres, is hereby zoned Community Residential (CR).

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS  
4<sup>TH</sup> DAY OF JANUARY 2022.**

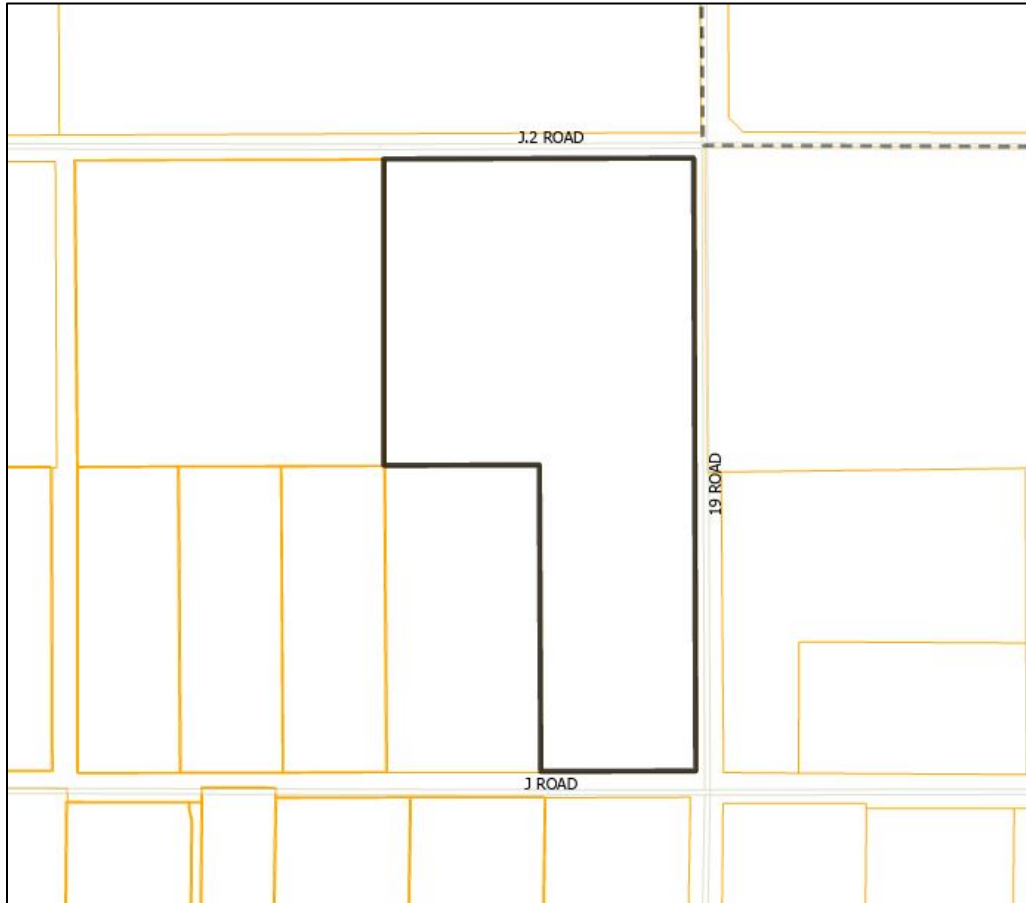
ATTEST:

City of Fruita:

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Margaret Sell, City Clerk

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Joel Kincaid, Mayor

## EXHIBIT A



LEGAL DESCRIPTION:

NE4SE4SE4 + E2SE4SE4SE4 SEC 16 1N 2W